

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 11.30.2012

RE: Z#057-12

Case Information:

Case:	Z#057-12
Applicant:	City of Woodstock GA
Parcels:	15N18 009
Area:	± 0.71 Acres
Location:	103 Bowles Dr
Property Owner(s):	James and Lynn Paterson
Current Zoning:	DT-LR

Applicant's Request:

Rezone property from DT-LR to DT-RO

Background:

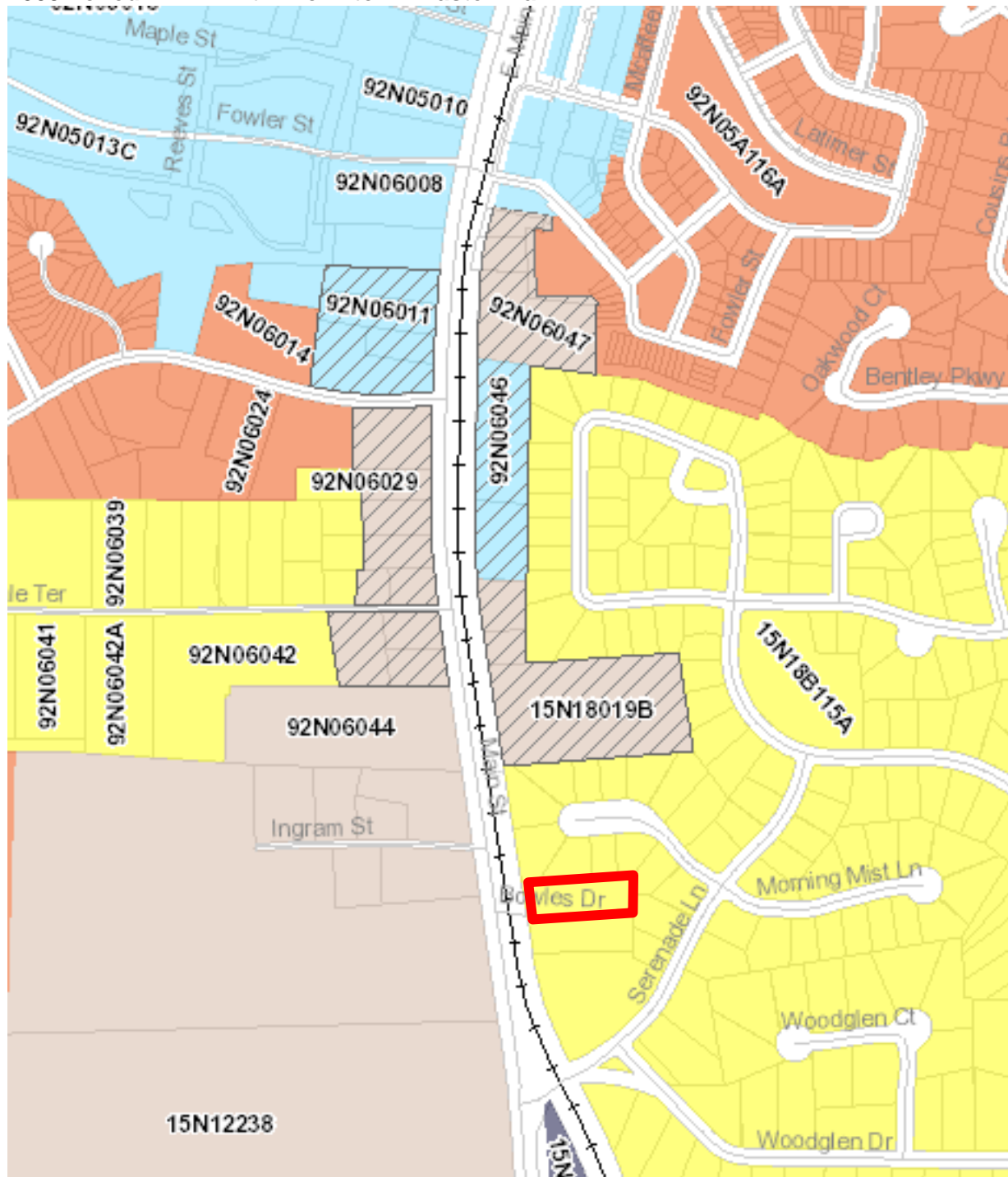
The subject property was rezoned at the request of the current property owner in 2003 from R-1 to NC in order to accommodate the existing retail use. In 2005 with the adoption of the Downtown Master Plan the Official Zoning Map was updated to reflect a change in zoning on the subject property from R-1 (Residential) to DT-LR (Residential). The actual zoning at the time the Materplan was adopted was NC and not R-1, therefore, the closest compatible zoning choice should have been DT-RO and not DT-LR. The City proposes to rezone the property at 103 Bowles Dr from DT-LR to DT-RO to correct the oversight made with the 2005 map update.

The property owners have stated their support of this rezoning and have provided a property owner authorization for the official file.

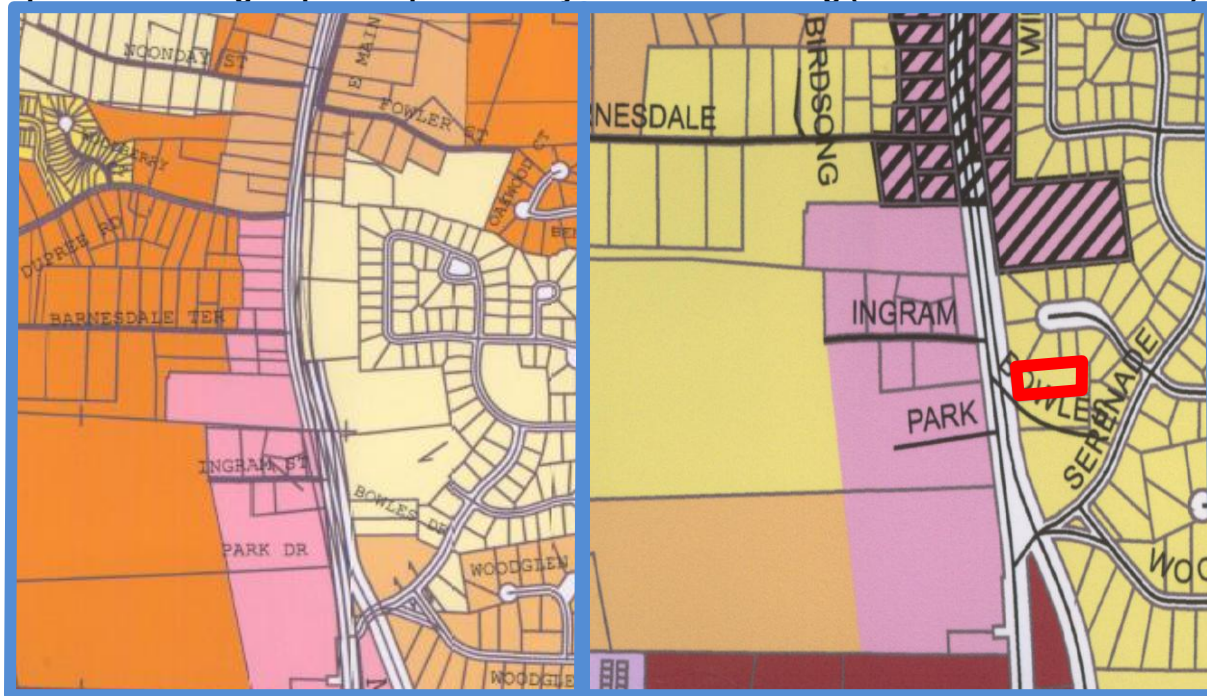
Paterson's 2003 rezoning Ordinance from R-1 to NC for 103 Bowles Dr.

NORTH:	DT-LR
EAST:	DT_LR
WEST:	DT-RO
SOUTH:	DT-LR

2005 Zoned DT-LR with Downtown Master Plan



April 2003 Zoning Map - R-1 prior to May 2003 NC Rezoning (see Ordinance attached)



DEVELOPMENT PROCESS COMMITTEE:

At the November 11, 2012 meeting the Development Process Committee (DPC) voted unanimously to recommend rezoning the subject property from DT-LR to DT-RO.